

City of Center Hill Comprehensive Plan



Goals, Objectives and Policies

Summer 2006

(Proposed deletions in blue; proposed additions in red)

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CITY OF CENTER HILL Comprehensive Plan

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CHAPTER I

FUTURE LAND USE ELEMENT

Introduction

This element brings together many of the issues and policies of the other comprehensive plan elements into a unified physical plan for development of the City of Center Hill. A future land use map is included and contains the proposed distribution, location and extend of various categories of land uses. This is supplemented by the goals, objectives and policies adopted for this element.

Description of Land Uses

The summaries of land use in the City are adopted in the future land use map and include the following:

- **RURAL DENSITY RESIDENTIAL:** Includes residential development at a density of 1 developed unit per gross acre.
- **LOW DENSITY RESIDENTIAL:** Includes residences developed at a density of 1.1 to 2.2 developed units per acre per gross acre. Most residences in this land use are conventional single-family residences, large-lot or estate housing and mobile homes (the City currently allows mobile homes in all residential categories throughout the City).
- **MEDIUM DENSITY RESIDENTIAL:** Includes residential development at a density of 2.3 to 3.6 developed units per gross acre.
- **COMMERCIAL:** Includes retail and wholesale businesses, offices, motels, restaurants, service outlets, automobile service stations and repair facilities, professional offices, and shopping centers.
- **INDUSTRIAL:** All types of industry (both light and heavy), packing plants, food processing, open storage, fuel storage and junkyards. Mining operations are also included in this category.
- **PARKS:** includes publicly owned recreation areas and other recreation facilities including tourist attractions [racetracks](#) and golf courses.

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- SCHOOLS: Land uses for public and private schools.
- AGRICULTURE: Including the production of food and fiber crops and supportive uses, dairies, feedlots, poultry, nursery and grazing. Residential single-family uses that are secondary to agricultural activities are also included in this category at a density of 1 unit per gross acre.
- PUBLIC BUILDINGS AND GROUNDS: Land uses by the Federal, State, County or the City.
- OTHER PUBLIC FACILITIES: Includes railroads, communications facilities, sewer and water uses, and other facilities used to deliver public services.
- INSTITUTIONAL: Includes churches, cemeteries, clubs, union halls and childcare centers.
- VACANT/UNDEVELOPED LAND: Includes vacant residential, commercial, institutional, roadways and swamps.

Flood Prone Areas

Floodplains in the City are based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (please refer to Community Panel #120615 0001A dated January 18, 1989 on page I-8 for additional information). There are no rivers or lakes in the City of Center Hill. **The City has adopted by ordinance the minimum land management flood prevention criteria of the National Flood Insurance Program (NFIP).**

Sumter County has initiated a countywide aerial topographic mapping effort to update the 1989 flood insurance rate maps. The primary purpose of the mapping data will be to support a Federal Emergency Management Agency (FEMA) Geographic Information Systems (GIS) database for the creation of new digital flood maps. Future development in Center Hill will be affected by the digital maps that will more clearly delineate flood prone areas and can be easily updated with new information or development conditions when needed.

Wetlands

There are several areas in the City where wetland soils predominate posing severe limitations for development. While property owners should expect reasonable opportunities for development, **all permits for construction in wetland areas shall be approved only after a mandatory environmental review by the Southwest Florida Water Management District (SWFWMD).**

As depicted on Map 3, generalized wetlands in Sumter County includes areas within the municipality of the City of Center Hill.

Septic Tanks

Until a central sewer system is available for residential and commercial development, all installations of septic tanks in the City shall be approved and permitted by the Sumter County Health Department. The City reserves the right to approve or exempt future connections to water and sewer facilities owned by Center Hill through a Developer's Agreement.

Population Projections

A review of the City's population estimates reveals that past projections from the Comprehensive Plan were usually higher than the intercensal population estimates from the Bureau of Economic and Business Research (BEBR) at the University of Florida. The higher population projections from the Comprehensive Plan are illustrated in Table I-1:

TABLE I-1
ESTIMATES AND COMPARISONS OF POPULATION PROJECTIONS

Year	Comprehensive Plan	BEBR Estimates	+/-
1986	808	810	2-
1990	646	735*	189-
1995	917	758	159+
2000	991	910**	81+

Sources: 1991 Center Hill Comprehensive Plan & BEBR

*1990 Decennial Census

**2000 Decennial Census

As Center Hill's population increases, consideration may need to be given to more sophisticated means of projecting population. Some facets to be considered may be development rates, developments costs, employment projections, journey to work, and analyses of various other economic factors such as interest rates and the commercial/industrial land supply.

Adjacent Land Uses

Most of the unincorporated land uses surrounding the City of Center Hill are agricultural or rural/residential as depicted on Map 3. This is similar to the majority of the land uses in the City during the 1991-2005 planning period. Considering the fact that agriculture is the largest land use in and surrounding the City, the following assumptions may apply:

- (a) Future land use amendments may include higher densities and intensities for development.
- (b) Owners of land at some distance from existing development and infrastructure may be poised for future development.

Rate of Development

The 1991 Comprehensive Plan anticipated total residential acres needed for development by the year 2000 at 34.5 acres. These estimates could not have predicted the annexation of 315 acres in 2005 for residential development. Additionally, the projected number of new dwelling units (1,300 residential plus three acres for commercial development) from the proposed Bay Pointe Homes Development of Regional Impact (DRI) far exceeds the residential increase projected by the 1991 Comprehensive Plan.

Differences amongst the numbers are likely attributed to a unique combination of factors (e.g. less residential land suitable for development in more urban counties like Lake, Pasco and Orange Counties) and in part by the phenomenal growth of The Villages, which is only 9 miles north of the City of Center Hill. This development is generally considered to have one of the highest housing starts in the State with 32,200 single-family homes projected for Sumter County by 2015.

Differences amongst the numbers are likely attributed to a unique combination of factors (e.g. less residential land suitable for development in more urban counties like Lake, Pasco and Orange Counties) and in part by the phenomenal growth of The Villages. This development is generally considered to have one of the highest housing starts in the State with 32,200 single-family homes projected for Sumter County by 2015.

Development has occurred since 1991 without apparent consequence related to required improvements. In 2005 the City adopted impact fees for potable water, recreation, public safety, library, public facilities and transportation. Also adopted were development review fees for zonings, special exceptions, conditional uses, annexations and land use amendments.

Yet development has, by and large, occurred in areas of existing infrastructure (e.g. potable water supply) with sufficient capacity to accommodate the new growth. Some areas will still have to be developed by extending services to meet concurrency and others will have to use septic tanks, and perhaps wells. In 2006 1, 413 acres were annexed which have insufficient infrastructure. These areas will have to comply with concurrency via an adopted Developer's Agreement and adherence to Level of Service standards when developed.

Goals, Objectives and Implementing Policies

Goal 1 To direct development to those areas which have in place the land and water resources, fiscal abilities and the service capacity to accommodate growth in an environmentally acceptable manner.

A. LAND DEVELOPMENT REGULATIONS

Objective 1.1 Future growth and development will be managed through the preparation, adoption, implementation and enforcement of Land Development Regulations.

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Policy 1.1.1 The City of Center Hill shall adopt Land Development Regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- regulate the subdivision of land;
- regulate the use of land and water consistent with this element, and ensure the compatibility of adjacent land uses and provide for open space;
- regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
- protect potable water wellfields and aquifer recharge areas;
- regulate signs;
- ensure safe and convenient on-site traffic flow and vehicle parking needs;
- provide that development orders and permits shall not be issued which result in a reduction of the Levels of Service for the affected public facilities below the Level of Service standards adopted in this Comprehensive Plan.

Policy 1.1.2 Land Development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities as indicated in Table I-1:

TABLE I-2
DENSITY AND INTENSITY OF FUTURE LAND USE DESIGNATIONS

Land Use Category	Maximum Density/Intensity
Rural Density Residential	1 developed unit per acre
Low Density Residential	1.1 to 2.2 developed units per acre
Medium Density Residential	2.3 to 3.6 developed units per acre
Agriculture	1 unit per acre 10 acres

Sources: 1991 Center Hill Comprehensive Plan

Policy 1.1.3 Land Development Regulations shall also be adopted which address the location and extent of non-residential land uses in accordance with the Future Land Use Map, and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this element.

B. FUTURE LAND USE

Objective 1.2 Future development and redevelopment activities shall be directed in appropriate areas as depicted on the Future Land Use Map, consistent with sound planning principles, minimal natural limitations, and the goal, objectives and policies contained within this Comprehensive Plan.

Policy 1.2.1 Innovative land use development patterns, including PUDs, shall be permitted and encouraged.

Policy 1.2.2 Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of external collector streets to feed the traffic onto external arterial roads and highways.

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- Policy 1.2.3 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery buffered from major roads and incompatible land uses
- Policy 1.2.4 Neighborhood commercial uses may be permitted within areas designated for residential development provided these activities are compatible with adjacent land uses and adequately buffered.
- Policy 1.2.5 Minimize scattered and highway strip commercial development by encouraging the developing of stores and shopping centers in clusters.
- Policy 1.2.6 All commercial developments shall include adequate off street parking and loading facilities.

C. INFRASTRUCTURE

- Objective 1.3 All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the Level of Service standards (which are adopted as part of the Capital Improvements Element of this Comprehensive Plan) are available concurrent with the impacts of the development.
- Policy 1.3.1 The development of land shall be timed and staged in conjunction with provision of supporting public facilities such as streets, utilities, police and fire protection services, emergency medical services, and public schools.
- Policy 1.3.2 Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize cost and minimize impacts on the natural environment.
- Policy 1.3.3 All development in areas without central water and sewer services shall be governed by the provision of Chapter 381.272, Florida Statutes, regulating on-site sewage disposal systems and Chapter 10D-6, Florida Administrative code, which regulates the installation of individual sewage disposal facilities.
- Policy 1.3.4 Expansion of central water and/or sewer services in the City shall be governed by a Developer's Agreement, which shall include project costs, services, adopted local impact fees and the Fiscal Impact Analysis Model as provided by the Florida Department of Community Affairs.

D. NATURAL AND HISTORIC RESOURCES

- Objective 1.4 Preserve and conserve unique and environmentally sensitive lands and resources from development or redevelopment impacts.
- Policy 1.4.1 The developer/owner of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

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Policy 1.4.1 The City's Land Development Regulations shall address and limit activities which have the potential to contaminate water, soil or crops.

Policy 1.4.3 Discourage development and land uses which require that septic tanks, buildings, and/or public utilities be placed in or on soils which are unsuitable for such uses, unless the soils on the site can be altered to meet State and local environmental and land use regulations without negatively impacting the area.

Objective 1.5 To preserve historic sites and structures.

Policy 1.5.1 It shall be the policy of the City of Center Hill to:

- (c) prevent the destruction of significant alteration of historic or archaeological sites listed in the Natural Register of Historic Places or those listed in the Florida Master Site File;
- (d) encourage the adaptive reuse of historically significant structures when proposed.

E. BLIGHTED AREAS

Objective 1.6 Encourage the redevelopment and renewal of blighted areas

Policy 1.6.1 Areas identified as blighted will be targeted for improvement through State and Federal assistance as follows:

- (a) Renewal of blighted housing will be addressed with rehabilitation/demolition efforts.
- (b) Renewal of blighted areas other than housing will be addressed through the Community Development Block Grant/Community Revitalization program and other available resources.

CHAPTER II

TRANSPORTATION ELEMENT

Introduction

The purpose of this element is to establish a plan for the present and future traffic circulation systems. An assessment must be made of the capability of the existing traffic circulation system to serve current demand. The 1991 Comprehensive Plan identified a Level of Service "D" for most roadways located in the City of Center Hill. These standards were from the Florida Department of Transportation (FDOT) Florida Highway System Plan, Level of Service Standards and Guidelines Manual, that was issued in January of 1989 (source: Planning & Engineering Resources, Inc., page II-4, 1999 Comprehensive Plan). The adopted Level of Service is also based on the adopted traffic circulation map, and includes the number of lanes in Center Hill. This is supplemented by the goals, objectives and policies adopted for this element.

Description of Roadways

The summaries of roadway functional classification for traffic circulation include the following:

- **PRINCIPAL ARTERIAL:** A major highway designed for the movement of large volumes of traffic over a relatively long distance at a high operating speed. Its primary function is to facilitate movement, and access to adjacent properties should be controlled to the maximum extent possible.
- **MINOR ATERIAL:** A highway similar in function to a principal arterial, but designed to carry moderate volumes of traffic between developed areas, with connections to the major arterial system. This facility type provides service to trips of moderate length at a somewhat lower level of traffic mobility than principal arterials. Its main function is to provide an intermediate connecting roadway between the major arterial system and streets within the localized area. This facility type also allows more land access than the major arterial.
- **MAJOR COLLECTOR:** A roadway which serves the internal traffic movement within a geographic sub area and connects this sub area to the arterial system. This type of facility is not intended to serve long through trips and, therefore, serves mostly short to moderate length trips. Most major collectors will carry a moderate volume of traffic at moderate speeds. Land service is an appropriate function of this facility, provided it does not inhibit local traffic movement.
- **MINOR COLLECTOR:** The function of this roadway is similar to that of a major collector, except that it serves a more limited geographic area. It often connects to major collector and arterial systems. Land service is generally a significant function of this facility.

Levels of Service Standards

Levels of Service designations are utilized to describe the condition of a road facility. The Level of Service is often defined as the ability of a maximum number of vehicles to pass over a given section of roadway or through an intersection during a specified time period, which maintain a given operating condition.

As listed below, the Levels of Service (LOS) standardized by FDOT are as follows:

- (a) LOS A: Highest LOS which describes primarily free-flow traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the traffic system. Stopped delay at intersections is minimal.
- (b) LOS B: Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic system is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
- (c) LOS C: Represents stable traffic flow operations. However, ability to maneuver and change lanes may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds. Motorists will experience an appreciable tension while driving.
- (d) LOS D: Borders on a range in which small increases in traffic flow may cause substantial increases in approach delay and, hence, decreases in speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combinations of these.
- (e) LOS E: This represents traffic flow characterized by significant delays and lower operating speeds. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
- (f) LOS F: This represents traffic flow characterized at extremely low speeds. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse signal progress is frequently a contributor to this condition.

All of Center Hill's roadways are collectors or local roads and would fall under the LOS D peak standards established by FDOT for cities under 5,000 populations (please refer to Table II-4 on page 10 for additional information). These standards will be useful as a guideline for issuing future development orders. Additionally, the impacts from future development will be analyzed with data adopted in the FDOT 2002 Generalized LOS tables and the 2002 Quality/LOS handbook, or with the current and/or amended data available from the FDOT website.

Inventory of Area Roadways

There are three major roadways in the City of Center Hill and include CR 48 running east and west; CR 469 running east and west; and CR 478 running north and south. These roadways are shown on the adopted traffic circulation map and include the functional classification on page 7. Additionally, all are part of the Inventory of Area Roadways that affect local traffic circulation for the City of Center Hill as illustrated by Table II-1:

TABLE II-1
INVENTORY OF AREA ROADWAYS

Route	Functional Classification	Lanes	Type	LOS
CR-469	Minor Collector	2	Rural/Undeveloped	C
SR-471	Minor Arterial	2	Rural/Undeveloped	C
CR-478	Minor Collector	2	Rural/Undeveloped	C
CR-48	Major Collector	2	Rural/Undeveloped	C
SR-50	Minor Arterial	2	Rural/Undeveloped	C

Sources: 1991 Center Hill Comprehensive Plan

Historic Annual Average Daily Traffic

Although no current FDOT traffic count stations are located in Center Hill, there are three (3) stations located on area roadways listed in Table II-1. This includes station #1003 located west of the City near the intersection of CR 48 and SR 471; and stations #17 and #118 located southeast of the City near the intersection of SR 50 and CR 469. FDOT has maintained annual average daily traffic counts at these stations since 1970 as illustrated by Table II-2:

TABLE II-2
HISTORIC ANNUAL AVERAGE DAILY TRAFFIC

Roadway	Station	1970	1975	1980	1985	1990	1995
SR 471	1003	2,136	2,955	2,780	3,478	0000	0000
SR 50	118	3,156	4,847	5,647	4,638	0000	0000
SR 50	17	3,664	7,075	5,690	5,859	0000	0000

Sources: FDOT and 1991 Center Hill Comprehensive Plan

Please refer to the Sumter County Traffic Count Stations Map on page 8 and the 2004 Annual Average Daily Traffic Report on page 9 for additional information.

Goals, Objectives and Implementing Policies

- Goal 1 To provide for a safe, convenient and efficient traffic system for the City of Center Hill.
- Objective 1.1 Roadway deficiencies, when identified, will be corrected on a scheduled basis. .

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Policy 1.1.1 The City of Center Hill hereby adopts the following Level of Service (LOS) standards:

TABLE II-3
LOS STANDARDS FOR ROADWAYS

Roadway	LOS
Freeways	C
Principal Arterials	C
Minor Arterials and Others (peak hour)	D

Sources: 1991 Center Hill Comprehensive Plan

Policy 1.1.2 Traffic improvement projects shall be evaluated and prioritized according to the following guidelines:

- (A) Existing projects to correct identified traffic system deficiencies.
- (B) Projects which are necessary to protect the public health, safety and welfare.
- (C) Projects which are necessary to fulfill a legal commitment made by the City.
- (D) Projects which will preserve or achieve the full utilization of existing facilities.
- (E) Projects to provide facilities and services in accordance with the Future Land Use Plan and the Capital Improvements Plan.
- (F) Projects which are cost effective and lead to serving existing developed areas or existing developed areas lacking a complete range of needs.
- (G) Projects which are designed to meet the needs of defined growth or development areas within the City.

Policy 1.1.3 New roadway projects shall be deferred until projects designed to correct existing deficiencies are scheduled.

Policy 1.1.4 Development permits issued for new development and roadway projects shall be in conformance with the adopted Level of Service standards in this element, the scheduled improvements in the Capital Improvements Element and the Future Land Use Map.

Policy 1.1.5 The land development regulations shall be amended to require that:

- 1. Adequate traffic facilities are available to serve the proposed development with the adopted Level of Service standard;
- 2. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.

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Objective 1.2 By 1996, the City shall adopt minimum right-of-way requirements for roadways.

Policy 1.2.1 The City of Center hill shall implement a program for mandatory dedication of rights-of-way, as a condition of site plan or plat approval.

Objective 1.3 The City shall explore the feasibility of bicycle paths in certain areas of the City.

Policy 1.3.1 The City shall work with Lake-Sumter Metropolitan Planning Organization and adjacent jurisdictions to coordinate regional connection of bicycle, transit, and pedestrian facilities.

Objective 1.4 Requirements for restricting parking on City roadways will be implemented.

Policy 1.4.1 The City shall review all proposed developments to insure that all City parking requirements are complied with.

Objective 1.5 The City's transportation system will emphasize safety and efficiency.

Policy 1.5.1 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.5.2 Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 1.5.3 The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

1. requiring the provision of adequate storage areas;
2. prohibiting direct access from driveways and local roads onto high speed traffic lanes;
3. preventing conflicts between roadways and pedestrian traffic;
4. provide adequate capacity for emergency services.

Policy 1.3.1 Expansion of roadways in the City shall be governed by a Developer's Agreement, which shall include project costs, services, adopted local impact fees and the Fiscal Impact Analysis Model as provided by the Florida Department of Community Affairs.

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- Objective 1.6 Traffic circulation plans of the City will be coordinated with the future land use on the Future Land Use Map of the Comprehensive Plan, the plans and programs of Sumter County and the Florida Department of Transportation 5-year transportation plan.
- Policy 1.6.1 The City shall review the traffic circulation and future land use plans of Sumter County and the Florida Department of Transportation for purposes of coordination future development and the provision of traffic needs.

CHAPTER III

HOUSING ELEMENT

Introduction

This element of the Comprehensive Plan is intended to fulfill the requirements of a housing element that provides the goals, objectives and policies adopted for the following:

- The provision of housing for existing residents and the anticipated population growth of the area.
- The elimination of substandard dwelling conditions.
- The structural and aesthetic improvement of existing housing.
- The provision of adequate sites for future housing, including housing for low income and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities.
- Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement.
- The formulation of housing implementation programs.

Provision of Housing and Supporting Infrastructure

It is anticipated that the private sector will be responsible for all of the new housing in Center Hill and most, if not all of the necessary supporting infrastructure. Center Hill still has a major responsibility to assure that adequate infrastructure is in place when needed to maintain an acceptable Level of Service. The City will have to consider existing infrastructure deficiencies as well as those created by new growth. As part of the concurrency for growth management the City will:

- (a) program funding to correct existing deficiencies through the Capital Improvements Plan of the Capital Improvements Element;
- (b) adopt feasible impact fees, user fees or other mechanism that may be used to help pay for needed infrastructure.

Projected Residential Land Use

The 1991 Comprehensive Plan utilized an existing land use inventory that found more than adequate vacant land available to accommodate future growth for the 1991-2000 planning period. A Development of Regional Impact (DRI) for the proposed Bay Pointe Homes of Orlando may project 1,300 new residential units in the City of Center Hill for the next planning period that ends in 2010.

Substandard Housing

To eliminate substandard housing conditions, the City will coordinate **and/or** participate in the development of on-going housing rehabilitations in Sumter County and:

1. work with the other cities and establish a coordinated housing assistance plan to reduce and eventually eliminate substandard housing conditions;
2. establish and adopt criteria for identifying areas that are in need of assistance;
3. pursue State and Federal funds available for housing rehabilitation;
4. establish **or adopt** formal policies and procedures for adequate relocation housing as needed;
5. maintain close coordinate with the private sector housing industry in development of its policies and programs;
6. **utilize** code enforcement activities in addressing rehabilitation or demolition activities.

Affordable Housing

The City of Center Hill should promote the availability of affordable housing with:

- adequate sites for mobile homes through the zoning **regulations**;
- incentives for affordable housing;
- **expedited** regulation requirements for permits and inspections of housing to eliminate needless delays and duplication;
- Federal and State government on methods to finance needed housing;
- density bonuses to developers of low and moderate income **housing** units.

Historically Significant Housing

The Sumter County Historic Society has identified two (2) structures as being historically significant. They are: the Smith House and the First Presbyterian Church of Center Hill. Additionally, no structures in the City are listed in the Florida Master File of the Florida Department of State, Division of Historical Resources, or in the National Register of Historical Places. However, Center Hill can participate in any future program for systematic locations and assessments for potential historic structures or districts by a countywide plan.

Goals, Objectives and Implementing Policies

Goal 1 To encourage and promote the availability of adequate and affordable housing resources for all Center Hill residents.

A. AVAILABILITY OF HOUSING RESOURCES

Objective 1.1 The provision of sites for future housing of low and moderate income families including mobile homes with adequate supporting infrastructure and public facilities.

Policy 1.1.1 The City shall pursue State and Federal grant and aid programs designed to rehabilitate and improve the existing residential environment.

Objective 1.2 Promote open occupancy and fair housing practices in the City of Center Hill.

Policy 1.2.1 The City endorses the Federal regulations pertaining to equal opportunity and non-discrimination in housing.

Objective 1.3 Ensure that adequate housing is available to persons with special needs.

Policy 1.3.1 Pursuant to the requirements of section 163.3177 (6)(f) of the Local Government Comprehensive Planning and Land Development Regulations Act, the City shall promote housing opportunities to meet the unique residential needs of the elderly, dependent children, the physically and mentally handicapped and the developmentally disabled.

Policy 1.3.2 The land development regulations shall be reviewed and amended, if necessary, to remove any impediments to provision of housing for persons with special needs.

B. HOUSING CONDITIONS

Goal 2 Provide for the elimination of substandard dwelling conditions in Center Hill through appropriate programs, and provide for maintenance of the existing housing stock.

Objective 2.1 Provide effective, equitable code enforcement.

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- Policy 2.1.1 The City shall continue to work with Sumter County **and/or a contracted Certified Building Official** in the enforcement of building and licensing codes to facilitate new development and redevelopment.
- Policy 2.1.2 The City shall work with the Sumter County Building Department **and/or a contracted Certified Building Official** in the condemnation of demolition of unsafe, dilapidated structures in the City.
- Policy 2.1.3 The City shall investigate the establishment of a local code enforcement board to assist in the elimination of substandard housing conditions.

C. HOUSING IMPLEMENTATION PROGRAM

- Goal 3 To encourage and support an effective ongoing housing implementation program.
- Objective 3.1 **Participate in the proposed countywide Housing Authority in cooperation with Sumter County. The City shall participate with the Sumter County Housing Department to coordinate housing assistances plans.**
- Policy 3.1.1 Establish and adopt criteria for identifying areas that are of special concern to the City due to blighted conditions.
- Policy 3.1.2 **Work with the Housing Authority in preparation of a coordinated housing assistance plan that defines the specific steps to be taken in meeting housing needs. The City will continue to seek State and Federal funds where infrastructure improvements are needed by residential developments)**
- Policy 3.1.3 The City shall update housing data and information in the Housing Element by 1993 using 1990 the **most current** census and other housing information.
- Objective 3.2 Ensure that adequate relocation housing is provided to those displaced through the housing implementation program.
- Policy 3.2.1 The City shall establish a relocation procedure if needed.
- Objective 3.3 Involvement of Center Hill with the private and non-profit sectors to improve coordination among participants involved in housing production.
- Policy 3.3.1 **The City shall participate in the establishment and operation of a countywide Housing Authority. The City shall assist with the efforts of Habitat for Humanity or other similar organizations to foster new home ownership.**
- Objective 3.4 Establishment of standards addressing the quality of housing **and the** stabilization of neighborhoods **and identification and improvement of**

historically significant housing.

- Policy 3.4.1 The City shall adopt and implement development policies that protect existing residential areas from adjacent, conflicting land uses.

D. HISTORIC STRUCTURES

- Goal 4 To preserve and protect the archaeological, historic architectural, and cultural resources of the City through the designation of local historic properties and other appropriate measures.

- Objective 4.1 By 1995, historically significant properties will be identified, preserved and protected

- Policy 4.1.1 The City shall conduct a survey and assessment of potential archaeological, historic, architectural and cultural resources in the City.

- Policy 4.1.2 Proposed development projects which are determined to potentially contain archaeological or historic sites will be required to perform surveys to determine the potential impact to these resources

- Policy 4.1.3 The City will assist property owners of historically significant housing in applying for and utilizing State and Federal assistance programs.

- Policy 4.1.4 The City shall coordinate with the Sumter County Historical Society and the Department of State, Department of Archives, History and Records Management Florida Department of State, Division of Historical Resources in the identification and protection of historically significant structures for potential listing in the Florida Master File and/or the National Register of Historical Places.

CHAPTER IV
INFRASTRUCTURE ELEMENT

Introduction

This element brings together the sub-elements for potable water, sanitary sewer, solid waste, drainage and aquifer recharge. The general purpose is to provide the planning basis for future needs and facilities to meet growth requirements. At the same time, the City can be in a position to present solutions for correcting any current infrastructure deficiencies.

A. POTABLE WATER SUB-ELEMENT

The City of Center Hill owns and operates its own water system. Almost ninety percent (90%) of the water connections (prior to 2006) are for residential purposes, with the next highest number of connections used for commercial businesses. In 200_ Center Hill completed installation of _____ feet of 6" and _____ of 8" water main construction. In 2004 a total of 1,420 linear feet of 8" water main construction was installed by means of horizontal directional drilling.

Table IV-1 illustrates the City's potable water supply:

TABLE IV-1
POTABLE WATER SUPPLY

Well	Casing Diameter	Total Depth	Depth Cased	Construction Date	Pump capacity (gpm)	Mainline Diameter	Average Annual
#1	6	100	80	1929	500	6"	16,835k
#2	12	157	84	1987	750	8"	10,763k

Sources: SWFWMD water use permit (WUP) #2008193.002

(Add specifications here for new above ground water storage tank)
XX
XX
XX

Table IV-2 illustrates the City's potable water storage:

TABLE IV-2
POTABLE WATER STORAGE

Year	Gallons						
1991	60,000						
2003							

Sources: H & B Consulting Engineers

B. SANITARY SEWER SUB-ELEMENT

The City of Center Hill does not have a central sanitary sewage system. Septic tanks are used for wastewater disposal and treatment. Because of the soil types usually required for septic tank absorption fields, it should be noted that the general areas where most residential development occurred from 1991 to 2005 included soil types that have only slight limitations for septic tanks. The 1991 Comprehensive Plan concluded that the City of Center Hill should continue to utilize septic tanks because of the City's low population base.

In November of 2005, the City Commission received a preliminary presentation for a proposed Development of Regional Impact (DRI) in Center Hill. The 486-acre site proposed by Bay Pointe Homes of Orlando includes a wastewater treatment plant with a sewer utility capacity at 390,000 gallons per day (gpd). A future Developer's Agreement may turn the WWTP over to the City of Center Hill.

The potential for wastewater reuse is also possible with the annexation of 1,464 acres in 2005 that has more than doubled the size of the City. This land use change represents the largest single increase in the City's history.

C. SOLID WASTE SUB-ELEMENT

The City of Center Hill contracts with a private hauler for the collection of solid waste from commercial business operations. The private vendor picks up the refuse at a few prescribed locations throughout the City. The vendor then disposes of the solid waste at the Sumter County Solid Waste Facility, which is also equipped with a resource/recycling center. All residential disposals of solid waste are the responsibility of the individual homeowner, with some contracting a private hauler.

Future capacity for solid waste in Sumter County (primarily household garbage) may be approved for a 180-acre landfill on a site next to the Sumter County Solid Waste Facility on County Road 470.

D. DRAINAGE SUB-ELEMENT

The City of Center Hill does not have an overall drainage or stormwater management plan. As a part of its efforts to insure flood prevention and control, the City has adopted the minimum land management flood prevention criteria of the National Flood Insurance Program (NFIP). Additionally, the flood prone map in the Future Land Use Element (page I-8) depicts those areas of the City that have been identified and which are prone to the 100-year flood. These flood hazard areas have been officially mapped by the Federal Emergency Management Agency (FEMA) on Community Panel #120615 0001A dated January 18, 1989.

All site plans for new developments in the City are subject to Environmental Resource Permitting (ERP) regulations under the Florida Administrative Code (FAC), and as administered by the Southwest Florida Water Management District (SWFWMD). An ERP (formerly called Management and Storage of Surface Waters, or MSSW permitting) must be obtained before beginning a construction or an activity that would affect wetlands, alter surface water flows, or contribute to water pollution. The ERP can be a collection of

project related facilities, man-made or natural, that collect, convey, contain or control surface waters. The ERP can also combine wetland resources with surface water permitting.

E. AQUIFER RECHARGE SUB-ELEMENT

The Floridan Aquifer is the primary source of water for the City of Center Hill. Although it provides a dependable source of large quantities of water, there exists a high potential for groundwater pollution in many areas of Sumter County. This situation is due primarily to the lack of clay layers over the aquifer that provides physical separation between the aquifer and physical contamination sources.

The 1991 Comprehensive Plan identified the City in an area of moderate to high pollution potential. Therefore, as part of its efforts to protect local groundwater resources, the City should coordinate with SWFWMD and/or other appropriate State agencies with the following:

- On-going water quality data available from monitoring wells in Sumter County.
- Plug abandoned wells to prevent contamination of the Florida Aquifer.
- Identify abandoned gasoline or other hazardous storage tanks that may exist in the City.

Recharge variations throughout Sumter County and the municipalities are dependent on a number of variables including rates of surface water runoff, permeability of the soils and the underlying confining beds, relative differences between potentiometric and water table levels, precipitation, and evapotranspiration rates.

Sumter County has generally shown lower recharge rates in the valleys and plains and higher recharge rates in the uplands. The City of Center Hill is located in an area of moderate to low recharge, and should investigate properly treated stormwater from future development sites as a valuable resource for aquifer recharge. It can also be used as much as possible for landscape irrigation and other appropriate non-potable uses.

Goals, Objectives and Policies

Goal 1 Needed public facilities shall be provided in a manner that protects investments in existing facilities and promotes orderly, compact urban growth.

Objective 1.1 By 1992, The City shall implement utilize procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to service the development.

Policy 1.1.1 The following Level of Service standards (LOS) are hereby adopted on a per capita basis and shall be used for determining the availability of facility capacity and the demand generated by a development:

City of Center Hill Comprehensive Plan

TABLE IV-3
LOS STANDARDS FOR INFRASTRUCTURE

Facility	LOS
Potable Water	138 gpd
Solid waste	1.899 CY annually
Drainage Facilities	ERP/SWFWMD*

Sources: 1991 Center Hill Comprehensive Plan

* ERP/SWFWMD

- Policy 1.1.2 All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted Level of Service standard for the facilities.
- Policy 1.1.3 The City shall develop procedures to update facility demand and capacity information as development orders are issued.
- Policy 1.1.4 The City shall prepare annual summaries of capacity and demand information for each facility.
- Objective 1.2 The City will maintain a five-year schedule of capital improvement needs for public facilities, to be reviewed and updated annually in conformance with the Capital Improvements Element.
- Policy 1.2.1 Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:
- LEVEL ONE: Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.
 - LEVEL TWO: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking service or promotes in-fill development.
 - LEVEL THREE: Whether the project represents a logical extension of facilities and services within a designated service area.
- Goal 2 The City of Center Hill will provide potable water and solid waste and drainage facilities services to meet existing and projected demands identified in this Comprehensive Plan.
- Objective 2.1 Existing deficiencies will be corrected by undertaking the replacement of undersized water lines.
- Policy 2.1.1 Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element in this Comprehensive Plan.

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- Policy 2.1.2 Projects needed to correct existing deficiencies shall be given priority in the formulation and implementation of the annual work programs of the city department responsible for the project.
- Policy 2.1.3 No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.
- Policy 2.1.4 The City shall expressly prohibit all private potable wells as may be proposed by future development in the City of Center Hill.
- Policy 2.1.5 Expansion of public facilities in the City shall be governed by a Developer's Agreement, which shall include project costs, services, adopted local impact fees and the Fiscal Impact Analysis Model as provided by the Florida Department of Community Affairs.
- Objective 2.2 Projected demands through the year 2000 will be met by undertaking an expansion of water production capacity to meet demands.
- Goal 3 Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.
- Objective 3.1 By 1992, the stormwater drainage regulations of the City shall provide for protection of natural drainage features and ensure that future development utilizes stormwater Best Management Practices. All stormwater management for new development or redevelopment shall be governed by the issuance of Environmental Resource Permits (ERP) from SWFWMD as prescribed by Chapters 40D-4, 40D-40 and 40D-400, Florida Administrative Code (FAC).
- Policy 3.1.1 The Land Development Code will be amended to ensure that:
1. new developments are required to manage runoff from the 25-year frequency, 24-hour duration design storm event stormwater onsite so that post-development rates do not exceed pre-development conditions;
 2. stormwater engineering, design and construction standards for onsite systems are met consistent with Chapter 40-D, FAC. stormwater treatment may include, but not be limited to, sediment traps, off-line stormwater treatment facilities, filtration, wet detention basins, and chemical flocculation/sedimentation.
 3. erosion and sediment controls are used during development; and
 4. periodic inspection and maintenance of onsite systems is ensured as a condition of system permit approval.

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Policy 3.1.2 The City shall investigate the feasibility of preparing a stormwater management plan to provide strategies for protection of wetland areas from pollution by storm runoff.

Policy 3.1.3 The natural functions by the floodplain areas will be protected by the continued enforcement of the Flood Hazard Area Regulations in the zoning ordinance.

Policy 3.1.4 The City shall pursue matching funds from the SWFWMD Cooperative Funding Initiative (CFI) for project costs related to sustainable water resources, conservation enhancement efforts, restoration of natural systems and flood protection.

Goal 4 The functions of natural groundwater aquifer areas within the City will be protected and maintained.

Policy 4.1.1 The City shall promote a comprehensive program to protect wellfields to include:

- identification of current public supply wells and sites of future wellfields based upon projected water demand and favorable hydrogeologic factors for water development;
- identification of areas of potential contamination for current and future wells and wellfields based upon hydrogeologic modeling of the zones of contribution to the wells; and
- implementation of appropriate land use and land development regulations for the sensitive areas identified above, to protect the water supply from contamination.

Policy: 4.1.2: The City shall require the use of water saving devices in new or renovated building construction that include, but are not limited to, low-flush toilets, low-flow faucets, and State-mandated rain sensors for irrigation systems.

Policy 4.1.3 The City shall encourage the use of Florida-friendly landscape designs and a mix of rain-fed, low maintenance native and non-native plants.

CHAPTER V

CONSERVATION ELEMENT

Introduction

The purpose of the Conservation Element is to provide a guide for conservation, use and protection of natural resources located in the City of Center Hill. This is supplemented by the goals, objectives and policies adopted for this element.

Description of Natural Resources

The summaries of natural resources identified in the 1991 Comprehensive Plan include the following:

- WITHLACOOCHEE RIVER WATERSHED: Sumter County and the City of Center Hill are located in the Withlacoochee River Watershed. The total area of the watershed covers approximately 2,100 square miles and encompasses parts of Marion, Levy, Citrus, Hernando, Pasco and Polk counties and all of Sumter County. Springs, sinkholes, lineaments and caves are all landforms that characterize the karst geology of the Withlacoochee River watershed. There are several small but unnamed springs in the Lake Panasoffkee area of Sumter County. Springs indicate that a well-developed underground drainage system exists in the Floridan Aquifer. The Withlacoochee River watershed is the second largest in the 16-county jurisdiction included in the Southwest Florida Water Management District (SWFWMD).
- JUMPER CREEK: In the City of Center Hill the only major surface water is the Jumper Creek Canal. It serves as the main receiving body for drainage from the City and the surrounding area. Jumper Creek discharges its waters into the Withlacoochee River.
- COMMERCIALLY VIABLE MINERALS: The minerals identified as having commercial value in Center Hill are sand and limestone. The sand deposits are suitable for the production of brick masonry, sand-cement riprap, sand-asphalt hot mix and as sand seal coat. The limestone can be used

Goals, Objectives and Policies
Goals, Objectives and Implementing Policies

- Goal 1 Conserve, protect and manage the natural resources of the City of Center Hill to ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

A. FLOOD PREVENTION

- Objective 1.1 Conserve, protect and manage the natural resources of the City of Center Hill to ensure that resources are used efficiently yet maintaining the highest environmental quality possible.

- Policy 1.1.1 The City shall require that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material. The provision shall be applicable to the act of subdividing and installing related improvements, as well as during the development review process, including the period during which improvements may occur as well as the length of time soil may be exposed to the environment.

- Policy 1.1.2 The City shall adopt by ordinance the minimum land management flood prevention criteria of the National Flood Insurance Program (NFIP).

- Policy 1.1.3 The City shall incorporate into its land development regulations provisions to control allowable densities in the 100-year flood zone. Development at higher densities or intensities shall require a site plan review with appropriate standards set forth in the land development regulations to mitigate habitat destruction and flood storage loss.

- Policy 1.1.4 Post-development rates and volumes must be at least equal to pre-development rates and volumes; or post development rates and volumes must achieve at least 70% infiltration, ponding for stormwater retention/detention or structural exfiltration systems.

- Policy 1.1.5 All site plans for new developments in the City must receive Environmental Resource Permitting (ERP) from the Southwest Florida Water Management District (SWFWMD).

- Policy 1.1.6 The location of wetland areas on a site shall be accurately identified during site plan review. The City shall not issue a development order or permit for a parcel until all wetland areas on that parcel have been identified and either dedicated in a conservation easement or appropriately mitigated.

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- Policy 1.1.7 The City shall allow the multiple use of stormwater management facilities for recreation, conservation and open space.

B. GROUNDWATER RESOURCES

- Objective 1.2 The City shall maintain the quality and quantity of Sumter County's groundwater resources.

- Policy 1.2.1 To conserve potable ground water sources and to accomplish reasonable reductions in water consumption, the City shall:

- (a) Implement, where feasible, water reuse or reclamation systems for commercial or industrial operations which utilize large quantities of non-potable water;
- (b) Encourage the installation of water conserving devices in all new construction that include, but are not limited to, low-flush toilets, low-flow faucets, and State-mandated rain sensors for irrigation systems.
- (c) Recommended Florida-friendly landscape designs and a mix of rain-fed, low maintenance native and non-native plants.
- (d) Adhere to the residential per capita water usage of 150 gpd as recommended by the Regional Waster Supply Plan (RWSP) of the Southwest Florida Water Management District (SWFWMD).
- (e) Enforce the provisions of the adopted or amended water shortage plans of the SWFWMD.

- Policy 1.2.2 The City shall continue to coordinate with SWFWMD in its consumptive use permit (CUP) applications to determine the extent to which groundwater withdrawals can be made without resulting in harm to the water resources and associated natural systems, and shall manage its groundwater withdrawals in compliance with the conditions of its consumptive use permits to avoid such harm.

- Policy 1.2. 3 Within areas of high groundwater aquifer recharge, industrial uses shall be prohibited if such uses generate pollutants listed on the Florida Substance List. Such uses shall also be prohibited within the 100 Year Flood Plain.

C. MINING OPERATIONS

- Objective 1.3 Mining activities shall be regulated so as to prevent adverse effects on air quality, ground and surface water resources, and land and wildlife.

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- Policy 3.1.1 Protect air quality within the City of Center Hill by complying with or exceeding air standards established by the Florida Department of Environmental Protection (FDEP).
- Policy 3.1.2 The City shall include principles within the development review process which require applicants of proposed mining and/or industrial developments to provide evidence prior to the issuance of a Certificate of Occupancy that all appropriate operating permits have been issued by State and/or Federal regulatory agencies.
- Policy 3.1.3 The City shall incorporate in its land development regulations the requirement that mining activities that are new or extensions of existing permitted mining activities shall prepare and submit for approval by the City a minimum plan consisting of the following minimum components:
- Location of area to be mined and estimated phasing of the aerial extent of the mined areas by time phase;
 - Adjacent land uses within one mile of the area proposed to be mined;
 - A narrative report providing consideration of the effects of the mining operation, including access, traffic, noise, dust and blasting on adjacent land uses and proposed mitigative measures to reduce adverse effects;
 - A water use plan, including proposed water use, well capacity data and locations, projected cones of influence, proposed water reuse measures and all data submitted to SWFWMD for CUP and ERP;
 - A proposed reclamation plan for the mined area.
- Policy 3.1.4 Mining operations shall not be permitted until the Mining Plan is approved by the City.

D. WILDLIFE HABITATS

- Objective 1.4 The City shall conserve, appropriately use and protect all ecological communities and wildlife, especially endangered, threatened and rare species.
- Policy 1.4.1 The City shall coordinate with the Florida Fish and Wildlife Conservation Commission (FFWCC), adjacent local governments, the U.S.D.A. Soil Conservation Service, the U.S.D.A. Division of Forestry to ensure the conservation and protection of endangered and threatened species, and their habitats, which occur within its jurisdiction.

City of Center Hill Comprehensive Plan

- Policy 1.4.2 The City shall incorporate into its land development regulations the evaluation of a development's impact on endangered, threatened and rare species.

E. HAZARDOUS WASTE

- Objective 1.5 The City shall cooperate with **FDEP** and Sumter County in efforts to properly dispose of hazardous wastes.

- Policy 1.5.1 The City shall coordinate with **FDEP** and Sumter County in workshops and with "amnesty day" programs on the management of hazardous wastes.

CHAPTER VI

RECREATION AND OPEN SPACE ELEMENT

Introduction

Level of Service (LOS) standards in this element will be used to measure how well a recreation objective has been achieved. The LOS to be provided by the City shall be a policy decision that is made after consideration of several factors including: local preferences and desires, national standards, local opportunities available, and fiscal constraints. **This is supplemented by the goals, objectives and policies adopted for this element.**

Description of Facilities

The summaries of recreational facilities in the City include the following:

- **ERWIN BRYANT PARK:** A 2-acre neighborhood park owned and maintained by the City with ___ tennis courts, ___ ballfields and playground and picnic areas. Please refer to the Recreation Map on page IV-3 for additional information.
- **NEW COMMUNITY CENTER/STORM SHELTER:** To be funded in part by a Community Development Block Grant (CDBG) in the Neighborhood Revitalization category. The grant was awarded to the City in 200_ in the amount of \$_____ by the Florida Department of Community Affairs (FDCA).

Funding Sources

Center Hill has administered and will continue to seek primary grant funding for recreation under the Florida Recreation Development Assistance Program (FRDAP). This State program provides matching grants for development or acquisition of land for public outdoor recreation. It is designed to maximize outdoor recreation benefits to the public through implementation of the State of Florida's Comprehensive Outdoor Recreation Plan. Funds may be used for outdoor recreation areas and facilities such as **beaches**, picnic areas, trails, ballfields and multi-purpose courts along with associated support facilities such as lighting, parking, restrooms and landscaping.

Goals, Objectives and Implementing Policies

Goal 1 Develop recreation facilities in the City of Center hill to create a satisfying and stimulating living environment for City residents

Objective 1.1 Ensure that park and recreation facilities are adequately provided.

- Policy 1.1.1 The City will develop, promote and manage a continuous recreation program to provide for the existing and projected recreation needs of the City to develop activity-based parks. The City will use the recreation Level of Service (LOS) standards set forth below as the official City policy in the overall recreation program and in permitting new development:

TABLE VI-1
RECREATION LOS MINIMUM STANDARDS

Facility	Population Based Standard
Baseball Fields	1 per 5,000
Basketball Courts	1 per 5,000
Golf Courses	1 per 25,000
Game Rooms	1 per 10,000
Handball Courts	1 per 20,000
Hiking	1 mile per 10,000
Multi-Use Rooms	1 per 4,000
Neighborhood Centers	1 per 25,000
Picnic Areas	Demand
Playgrounds	1 per 500 ages 3-12
Shuffleboard Courts	1 per 1,000 over 60 years
Softball	1 per 3,000
Swimming Pool	1 per 20,000
Tennis Courts	1 per 2,000
Volleyball Courts	1 per 10,000

Sources: 1991 Center Hill Comprehensive Plan

- Policy 1.1.2 Continually investigate alternative sources of funding of recreation and open space facilities through Federal, State and private programs.
- Objective 1.2 Coordinate public and private resources in the provision of recreation to City Residents.
- Policy 1.2.1 Participate on the county recreation committee, if established, by Sumter County. The committee would be comprised of the County, the school board and other cities. Continue to participate with the Sumter County Parks and Recreation Department to develop and/or update recreational facilities and/or recreational programs.
- Policy 1.2.2 The City shall require Developments of Regional Impact (DRI) to provide public open space and recreation facilities within their sites in accordance with the adopted levels of service.
- Policy 1.2.3 Expansion of recreation and /or open space facilities in the City shall be governed by a Developer's Agreement, which shall include project costs, services, adopted local impact fees and the Fiscal Impact Analysis Model as provided by the Florida Department of Community Affairs.

CHAPTER VII

INTERGOVERNMENT COORDINATION ELEMENT

Introduction

The purpose of the Intergovernmental Coordination Element of the Comprehensive Plan is to identify and resolve incompatible goals, objectives and policies proposed in local government comprehensive plans and to determine and to respond to the needs for coordination with adjacent local governments, regional and State agencies. **This is supplemented by the goals, objectives and policies adopted for this element.**

Description of Intergovernmental Pan Reviews

The summaries of **primary** intergovernmental **plan reviews** for the City include the following:

- FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS: Provides reviews as the **State Planning Agency** for local **text and plan amendments** and funding in the areas of local planning, emergency preparedness and Community Development Block Grants (CDBG).
- WITHLACOOCHEE REGIONAL PLANNING COUNCIL (WRPC): Provides planning assistance and reviews for local governments in Citrus, Levy, Hernando, Marion and Sumter Counties. The WRPC Board of Directors is composed of appointed representatives from each city and county in the regional planning council.
- FLORIDA DEPARTMENT OF ENVIRONEMNTAL PROTECTION: Provides management of mining activities and the reclamation of mined lands. The FDEP also provides matching grants to local governments for recreation and park under the Florida Recreation Development Assistance Program (FRDAP).
- SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD): Provides management for water resources, issues permits for consumptive use of water, potable well construction and surface water management. **Cooperative funding initiatives are also available for local governments that help create sustainable water resources, enhance conservation efforts, restore natural systems and provide flood protection.**
- SUMTER COUNTY: Provides fire protection and advanced life support services, jail, coordinated law enforcement activates, assessment and collection of ad valorem taxes, assistance with local elections, senior services programs, agricultural extension services, landfill and resource-recycling facilities, county probation services and planning technical assistance.

Table VII-1 illustrates the agencies listed in Rule Chapter 9J-11.008(9)(a-h), Florida Administrative Code (FAC), that receive text and plan amendments proposed for adopted local comprehensive plans:

**TABLE VII-1
PLAN REVIEW AGENCIES**

Agency
Florida Department of Community Affairs (FDCA)
Florida Department of Transportation (FDOT)
Florida Fish and Wildlife Conservation Commission
Withlacoochee Regional Planning Council (WRPC)
Southwest Florida Water Management District (SWFWMD)
Florida Department of Environmental Protection (FDEP)
Florida Department of Agriculture and Consumer Services
Florida Department of Education
Florida Department of State

Sources: 9J-11.008(9)(a-h), FAC

Strategic Regional Policy Plan

The WRPC adopted a Strategic Regional Policy Plan (SRPP) for the Withlacoochee Region on Aug. 5, 1997. The purpose of the SRPP is to promote and further the goals of the State Comprehensive Plan through a regional approach. The SRPP is organized according to **five (5) planning chapters** containing background analysis followed by regional goals and policies on **affordable housing, economic development, emergency preparedness, natural resources and transportation**. It should be noted that Center Hill is required to address in its adopted Comprehensive Plan the **local** relevant issues that are consistent with the SRPP. The consistency requirements mean that the City must adopt **text and plan amendments** that are "compatible with" and "further" the SRPP.

Goals, Objectives and Implementing Policies

- Goal 1 To coordinate the activities of the City of Center Hill with affected Federal, State, regional and local jurisdictions and agencies.
- Objective 1.1 To identify **all existing and potential relevant** relationships with other governmental jurisdictions and agencies.
- Policy 1.1.1 The City shall use the Intergovernmental Coordination Element of the Comprehensive Plan as the basis of an intergovernmental coordination program.
- Policy 1.1.2 Monitor the activities of the City that affect other jurisdictions and agencies and make sure that each is involved as required under this plan.
- Policy 1.1.3 Request copies and review all plans and programs being proposed by other government entities with known or potential impacts on the City.

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- Policy 1.1.4 Review for potential impact all projects proposed in the Center hill area by other agencies.
- Policy 1.1.5 Review the relationship of the proposed development of Center Hill as shown on the future land use map with the Sumter County Comprehensive Plan.
- Policy 1.1.6 Establish and maintain lines of communication with public agencies and local governments regarding local planning and development activities.
- Policy 1.1.7 Ensure the widest possible dissemination of information and encourage public discussion of all proposed plans and programs.
- Objective 1.2 Ensure that the coordination mechanisms necessary to implement the Comprehensive Plan are established. .
- Policy 1.2.1 In establishing Level of Service standards for public facilities, the City shall coordination with State, regional, or local entities having operational and maintenance responsibilities for such facilities.
- Policy 1.2.2 Public utilities needed to provide essential services shall be permitted in all of the land use classifications as adopted by the Comprehensive Plan and conforming to appropriate location criteria.
- Policy 1.2.3 Developers shall assess their needs regarding essential services and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City during the planning stages of development but no later than the issuance of a development order.
- Policy 1.2.4 The City shall maintain close contact with public utilities that provide essential services to Center Hill through direct contact and the development of guidelines to assure continuity and availability of services.

CHAPTER VIII

CAPITAL IMPROVEMENTS ELEMENT

Introduction

The purpose of the Capital Improvements Element is to estimate the costs of capital improvements for which the City of Center Hill has fiscal responsibility, to analyze the capacity of the City to finance and construct needed improvements, and to adopt the necessary goals, objectives and policies to support the capital improvements plan. In addition, the Capital Improvements Element is designed to assure that adequate public facilities are in place to correct existing deficiencies and to maintain the adopted Level of Service (LOS) standards.

This element is limited to the capital improvements included in the annual review of the Capital improvements Plan (CIP) adopted for the City of Center Hill Comprehensive Plan.

Description of Revenue Sources

The summaries of primary revenue sources for the City of Center Hill include the following:

- **AD VALOREM TAXES:** Collected on the non-exempted taxable value of real estate in the City.
- **LOCAL OPTION GAS TAX:** A municipal share collected from Sumter County.
- **FRANCHISE FEES:** Collected from utilities for use of city-owned property where utility facilities are located.
- **UTILITY TAXES:** Collected from residents in the City for utility services.
- **LICENSES/PERMITS:** Collected from Occupational licenses and fees for residential and commercial construction in the City.
- **STATE REVENUE SHAIRING:** Collected from distributions including, but not limited to, the sales on cigarettes, alcoholic beverages and mobile home licensing fees
- **WATER CHARGES/CONNECTION FEES:** Collected from residents for water usage and connections from the City. .
- **FINES/FORFEITURES:** Collected from traffic fines, court costs or other penalties or violations of law in the City.

Capital improvements Plan

A CIP is a plan for capital expenditures to be incurred each year over a fixed period of years to meet anticipated capital needs. The CIP identifies each capital project and **accompanying** expenditure that the City plans to undertake. The CIP contains the major projects and is to be reviewed annually for those projects **to be approved and adopted by the Center Hill City Commission**. The annual review and update of the **CIP**, as required by law, is the opportune time to readjust and make corrections in the City's revenues and expenditures. This is extremely necessary because of the changes that can take place in the economy, the market place, and with regard to government fiscal decisions.

The following factors will be addressed and evaluated, as a minimum, in the City's **annual review of the CIP**:

- A) Corrections, updates and modifications relative to costs;
- B) Acceptance of facilities pursuant to dedications which are consistent with the Capital Improvements Element;
- C) Date of construction of any facility enumerated in the **CIP**;
- D) Consistency with the Future Land Use Element;
- E) Priority assignment of any existing public facility deficiencies;
- F) Implementing new revenue and funding sources;
- G) Use of unexpended funds for providing needed capital improvements.

Please refer to the CIP as contained in Table VIII-1 for additional information.

The City should carry out the overall annual review of the **CIP** in coordination with the review and preparation of the annual budget. **Additionally, the annual CIP should be adopted with any amendments by Resolution to be used in conjunction with this element. Please refer to Exhibit VIII-1 for additional information.**

Local Impact Fees

The development of an impact fee program is one way of assessing the costs of new development to offset the costs of new capital facilities by the new development. This is a good means of having new growth pay its way, insuring that new public facilities are provided and insuring that new growth does not cause a drop in the Level of Service of existing facilities. **Please refer to Table VIII-2 for the adopted local impact fee schedule and Table VIII-3 for the adopted local development review fees for additional information.**

Concurrency Management System

Rule Chapter 9J-5, Florida Administrative Code (FAC), as amended, requires that the City of Center Hill adopt a concurrency management system to ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments. The Level of Service (LOS) standards developed in the various elements are used to measure the impact of a particular project. An evaluation of the project's impacts will **help** to determine whether it will cause the operational **LOS** to decline below the adopted standard. The City of Center Hill hereby adopts the following minimum LOS requirements as the concurrency management system:

TABLE VIII-4
LOS STANDARDS FOR INFRASTRUCTURE

Facility	LOS
Potable Water	138 gpd
Solid waste	1.899 CY annually
Drainage Facilities	ERP/SWFWMD*

Sources: 1991 Center Hill Comprehensive Plan

* ERP/SWFWMD

TABLE VIII-5
LOS STANDARDS FOR LOCAL ROADWAYS

Road	LOS
Major Collectors	D
Minor Collectors	D
Other Roadways	D

Sources: 1991 Center Hill Comprehensive Plan

TABLE VIII-6
RECREATION LOS MINIMUM STANDARDS

Facility	Population Based Standard
Baseball Fields	1 per 5,000
Basketball Courts	1 per 5,000
Golf Courses	1 per 25,000
Game Rooms	1 per 10,000
Handball Courts	1 per 20,000
Hiking	1 mile per 10,000
Multi-Use Rooms	1 per 4,000
Neighborhood Centers	1 per 25,000
Picnic Areas	Demand
Playgrounds	1 per 500 ages 3-12
Shuffleboard Courts	1 per 1,000 over 60 years
Softball	1 per 3,000
Swimming Pool	1 per 20,000
Tennis Courts	1 per 2,000
Volleyball Courts	1 per 10,000

Sources: 1991 Center Hill Comprehensive Plan

For those services provided by the City, the following minimum requirements are established for issuing a development permit:

- Adequate public facilities are available at the time a development permit is issued.
- Facilities and services will be in place when the impacts of development occur.
- Necessary facilities and services are guaranteed in an enforceable developer's agreement.

Goals, Objectives and Implementing Policies

Goal 1 The City of Center Hill shall take the necessary steps to insure that needed capital facilities will be provided in order to maintain adopted standards and foster efficient and planned growth throughout Center Hill.

Objective 1.1 Capital facilities will be provided, where economically feasible, to correct existing deficiencies, accommodate growth consistent with the intent of the Comprehensive Plan, and to provide capital facilities consistent with the CIP.

Policy 1.1.1 The City shall include each year, as part of the budget process, a CIP that implements this Plan, ensures the availability of services at adopted Levels of Service and the fiscal policies in this element.

Policy 1.1.2 The City shall evaluate capital improvement needs consistent with the following guidelines:

- The project is needed to protect the public, health, safety and welfare;
- The project is needed to fulfill a legal commitment of the City to provide capital facilities and services;
- The project maximizes the use of existing facilities;
- The project is consistent with the policies and objectives of this element.

Policy 1.1.3 The City shall identify and use stable revenue sources which are also responsive to growth for financing public facilities.

Objective 1.2 The City will seek to manage its fiscal resources efficiently in order to insure funds are available to implement capital facility needs and priorities.

Policy 1.2.1 The City shall insure that all development require public facilities are consistent with the Capital improvements Element.

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Policy 1.2.2 The City shall endeavor to maintain a debt capacity level consistent with good accounting guidelines established for sound fiscal management.

Policy 1.2.3 The City will actively seek grants from Federal, State and other sources where available and when appropriate for capital facility construction.

Policy 1.2.4 Development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities that shall be governed by a Developer's Agreement, which shall include project costs, services, adopted local impact fees and the Fiscal Impact Analysis Model as provided by the Florida Department of Community Affairs.

Objective 1.3 Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this Plan, the land development regulations and the Concurrency Management System described in this element.

Policy 1.3.1 The City of Center Hill hereby adopts the following guidelines and procedures for all plan amendments and requests for new development:

- The intent and policies of the Comprehensive Plan, Future Land Use Element and the Capital Improvements Element;
- The adopted LOS standards for all facilities and services required by the City;
- The economic feasibility requirements of the CIP;
- The requirements of all appropriate State and regional agency plans;
- The minimum requirements for concurrency as set forth in Rule Chapter 9J-5, Florida Administrative Code (FAC), as amended.

TABLE VIII-1: 2007-2012 CAPITAL IMPROVEMENT PLAN (CIP)

<u>TRUST ACCOUNT</u>	<u>TOTAL</u>	<u>FY 0708</u>	<u>FY 0809</u>	<u>FY 0910</u>	<u>FY 10/11</u>	<u>FY 1112</u>	<u>FUNDING SOURCE</u>
<u>Potable Water</u>							General Revenue Impact Fees Grant Funds
<u>Recreation</u>							General Revenue Impact Fees Grant Funds Discretionary Funds
<u>Public Safety</u>							General Revenue Impact Fees Grant Funds
<u>Library</u>							General Revenue Impact Fees Grant Funds
<u>Public Buildings</u>							General Revenue Impact Fees Grant Funds
<u>Transportation</u>							General Revenue Impact Fees Grant Funds Local Option Gas Tax

CHAPTER XI

PUBLIC PARTICIPATION

Introduction

The City of Center Hill has adopted by ordinance the procedures for public participation as required for the adoption of text amendments and for the adoption of small and large-scale plan amendments to the local Comprehensive Plan. This is supplemented by the land development regulations that include procedures for public notice for purposes of adopting annexations, rezonings, conditional uses, special exceptions and variances. Please refer to the following for more information:

- Exhibit XI-1: Center Hill Public Participation Ordinance No 06-02;
- Exhibit XI-2: Center Hill land development regulations, Chapter 3 (Public Notices for Land Use Amendments);
- Exhibit XI-3: Center Hill land development regulations, Chapter 19 (Public Notices for Variances).

Planning workshops and hearings scheduled for the Planning & Zoning Board and the City Commission are held in the Fellowship Hall of the Center Hill First Presbyterian Church. This location is across the street from City Hall and is not a significant impediment to citizen participation in the process. It is ideally suited to the City's small geographic size and does not require residents living in the City to travel more than one or two miles to the fellowship hall. It is also allows residents in the immediate neighborhood to walk to the meetings when weather conditions are favorable.

The meeting times are also a factor as they are usually held in the evening, therefore affording the public sufficient opportunities for attendance.

Regional Participation

As required by Rule Chapter 9J-5.021, Florida Administrative Code (FAC), **all text or plan amendments** to the Center Hill Comprehensive Plan must be compatible and further the intent of the **Strategic Regional Policy Plan** of the Withlacoochee Regional Planning Council. (WRPC). The term "further" means to take action in the direction of realizing the **applicable** goals and policies as set forth in the **regional plan for the Withlacoochee Region**. The term "compatible" means that a **text or plan amendment** to the local comprehensive plan is not in conflict with the regional plan.

The meetings of the WRPC are open to the public, with the agendas, minutes and supporting materials on file as public records. Additionally, the WRPC library contains over 7,000 publications and serves as a regional repository for statistical data, maps, and research from other regional planning councils, Federal, State and local governments. This also includes copies of the city and county comprehensive plans and amendments for the Withlacoochee region. Additional public information is available from the WRPC online at: www.wrpc.cc

State Participation

All text or plan amendments to the local plan must also be compatible and further the applicable goals, objectives and policies of the State Comprehensive Plan as it appears in Section 187.201, Florida Statutes (FS), as amended. The Florida Department of Community Affairs (FDCA) serves as the State Land Planning Agency. As described earlier in the Intergovernmental Coordination Element, FDCA provides reviews for text and plan amendments submitted by cities and counties in Florida.

The plan reviews by FDCA for Center Hill and other cities and counties in FDCA's "Central Team" includes a total of 142 local governments and an area that encompasses three regional planning councils. All State reviews are on file as public records and include applications and amendments to Developments of Regional Impact (DRIs), evaluation and appraisal reports (EARs), optional sector plans, campus master plans, and technical assistance reports in reference to development agreements and local land development regulations. Additional public information is available from FDCA online at: www.dca.state.fl.us

Other public participation by the City of Center Hill is in accordance with Rule Chapter 9J-11.009(60)(a) through (f), FAC., as amended, and requires copies of text and plan amendments to the local comprehensive plan to the Sumter County Board of County Commissioners; the Florida Department of Transportation (FDOT); the Florida Department of Environmental Protection (FDEP); the Florida Department of State (DOS); and the Southwest Florida Water Management District (SWFWMD). Each of these agencies has on file as public records the reviews of comprehensive plan amendments.

Additional public information is available online from the following websites:

- Sumter County: www.sumtercountyfl.gov
- FDOT: www.fdot.state.fl.us
- FDEP: www.fdep.state.fl.us
- Florida Department of State: www.dos.state.fl.us
- SWFWMD: www.swfwmd.state.fl.us